

# eddissonwhite



## Church Path, Wimbledon

Guide Price £2,200,000 Freehold

Detached House - 5 Double Bedrooms - 3 Bathrooms - Garage  
Study - Off Street Parking For 3 Cars - Kitchen/Breakfast Room  
Large Reception/Dining Room - 75' x 80' Garden - EPC D



Your Area





Your Agent



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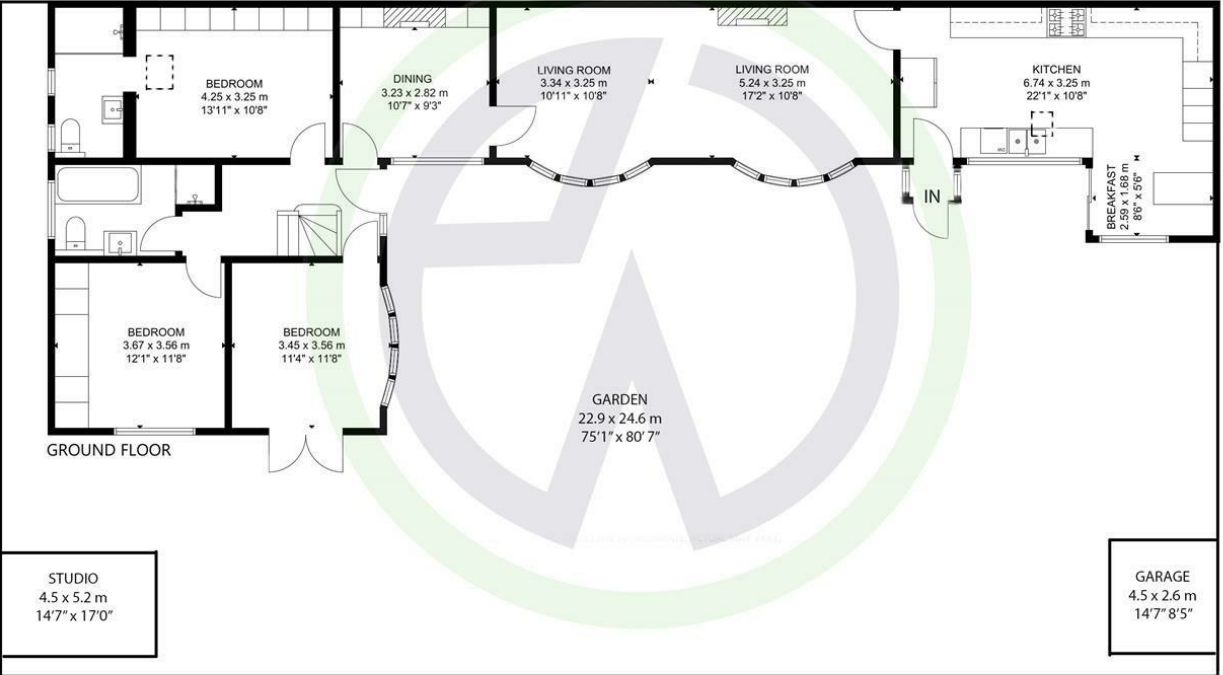
**SHRUB COTTAGE SW19**  
**GROSS INTERNAL AREA**  
**TOTAL: 213.sq.m - 2310.sq.ft**  
 includes  
 studio 23.sq.m - 250.sq.ft  
 garage 12.sq.m - 125.sq.ft

Whilst every attempt has been made to ensure the accuracy of this Sales floor plan measurements of doors, windows, rooms & Sq.footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©2023/2023. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email: mark@steelelondon.co.uk Tel: 07944225845





**FIRST FLOOR**

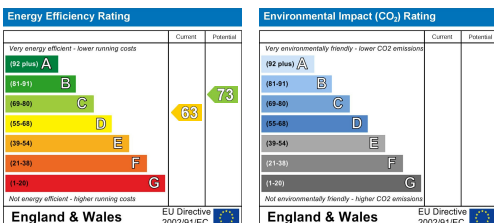


**GROUND FLOOR**

**STUDIO**  
4.5 x 5.2 m  
14'7" x 17'0"

**GARAGE**  
4.5 x 2.6 m  
14'7" x 8'5"

- London Borough of Merton
- Tax Band G
- Freehold



These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.